

STATE MS.-DE SOTO CO. *PL*

Prepared by and  
 Return to: William F. Hagan  
 Post Office Box 679  
 Hernando, MS. 38632  
 (601) 429-9048

JUL 18 3 52 PM '97

BK 319 PG 78  
 W.F. DAVIS CH. CLK.

HOWARD D. RICHENS, ET UX,

Grantors

TO

DELL CHRISTIAN,

Grantee

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **HOWARD D. RICHENS** and wife, **VIRGINIA A. RICHENS**, do hereby grant, bargain, sell, convey and warrant to **DELL CHRISTIAN** that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 483, Section E, Lake Forest Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 40, Page 5, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found of plat of said subdivision of record in Plat Book 40, Page 5, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1997, which taxes are not yet due or payable but which constitute a lien which relates back to January 1, 1997.

Taxes for the year 1997 are being pro-rated on an estimated basis as part of this closing. Grantors shall be liable to Grantee for any unpaid pro-rata portion of said taxes which may be determined upon publication of said taxes. Taxes for all subsequent years are to be the responsibility of Grantee, her heirs and/or assigns.

Possession of said real property shall be given to Grantee upon delivery of this Deed.  
 Witness our signatures, this the 16<sup>th</sup> day of July, 1997.

*Howard D. Richens*  
 HOWARD D. RICHENS

*Virginia A. Richens*  
 VIRGINIA A. RICHENS

Mr. and Mrs. Howard D. Richens  
 4880 Copper Road  
 Chino Hills, CA 91709  
 Home: (909) 597-6575  
 Work: (909) 579-6575

Ms. Dell Christian  
 6645 Green Glen Drive  
 Walls, MS 38680  
 Home: (601) 781-9892  
 Work: ( ) Retired

MISSISSIPPI  
 STATE OF ~~CALIFORNIA~~  
 COUNTY OF DE SOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **HOWARD D. RICHENS** and wife, **VIRGINIA A. RICHENS**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 16<sup>th</sup> day of July, 1997.

*William F. Hagan*  
 NOTARY PUBLIC

